

BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: 2014-399

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

RECEIVED

JUN 19 2014

BENSALEM TOWNSHIP
BUILDING AND PLANNING

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☒ Administrative Officer in refusing my application for a building permit dated: 6/6/14
- ☐ Special Exception
- ☐ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Jin yi Chen

Address: 2265 Tulip Ave
Bensalem PA 19020

Phone No. [REDACTED]

Owner's Name: Jin yi Chen

Address: 2265 Tulip Ave
Bensalem PA 19020

Phone No. [REDACTED]

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |

- ☒ Other: (describe) I'm trying to build a 16X16 (256 sqft) garage, but the zoning officer rejected me because it is more than 25% of my house size. my house is only 720 sqft.

2. Brief description of Real Estate affected:

Tax Parcel Number:

02-036-256

Location:

2265 Tulip Ave Bensalem PA 19020

Lot Size:

9300

Present Use:

single house residence with no garage

Proposed Use:

single house residence with garage

Present Zoning Classification:

residence

Present Improvement upon Land:

yard

Deed recorded at Doylestown in Deed Book

5397

Page

1279

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

I have a 9300 sqft lot with a 720 sqft house, there are alot of yard space. I don't have a parking area good for my car, because my current parking lot is a deep hill, it was very icy doing winter. If I build a 180 sq ft garage I can't even put in the lawn mower or my bike.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

I want to build a garage that is 16x16 measured from outside

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

I don't think just because my house is small I can't build a useable size garage. My neighbor across the street from me has a garage that is more than 28% of his house. I have a very big lot but no use, and not space to put a lawn mower.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Applicant or Owner's Signature

Date

6/18/14

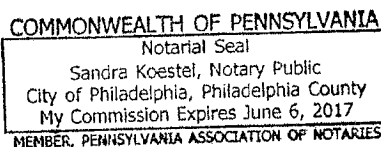
Sworn to and subscribed before me this

18th day of June 2014

Notary Public

My commission expires:

6-6-2017



KNIGHTS ROAD

N41°32'00"E
75.81ft

S39°35'00"E
124.68ft

PATIO

2 STORY
HOUSE

PORCH

PAVED
DRIVE

TULIP AVE.
N39°35'00"W
112.98ft

75.00ft
S50°25'00"W

FIELD DATE:
5/9/2014
PLAN DATE:
5/17/2014

REFERENCES:
APN #02-036-256
DEED BOOK 6397, PG. 1279

JOHNSON SURVEYING

445 COFFEETOWN ROAD
EASTON, PA. 18042
610-350-0968
610-258-9412 FAX

LICENSED IN NY, N.J. & PA.

PLAN TITLE:

PROPERTY
SURVEY

PREPARED FOR:

JIN CHEN

2265 TULIP AVE.
BENSALLEN, PA. 19020
BENSALLEN TOWNSHIP
BUCKS COUNTY

KNIGHTS ROAD

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BENSALEM TOWNSHIP
BUCKS COUNTY



BENSALEM TOWNSHIP

Building and Planning Department

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

Director of Building and Planning

2400 Byberry Road • Bensalem, PA 19020

June 11, 2014

Jin Yi Chen
2265 Tulip Ave
Bensalem, PA 19020

Project:	DRIVEWAY/GARAGE
Project Address:	2265 Tulip Ave Bensalem, PA 19020
Tax Parcel:	02-036-256
Property Owner:	Same as addressed
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Act 167 regulations. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- Layout - Document and comments with connector lines on single pages
- Font Size - Large font size
- Include - all comments
- **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

Respectfully,

[Redacted Signature]
Harold W. Gans, P.E., P.L.S.
Township Engineer


[Redacted Email Address]
Email address

HWG/lva
Enclosures


Summary of Comments on 20140606_143701.pdf


Page: 1

 Number: 1 Author: rgans Subject: ZONING REJECTION Date: 6/10/2014 3:37:56 PM

 Number: 2 Author: rgans Subject: Text Box Date: 6/10/2014 3:44:40 PM

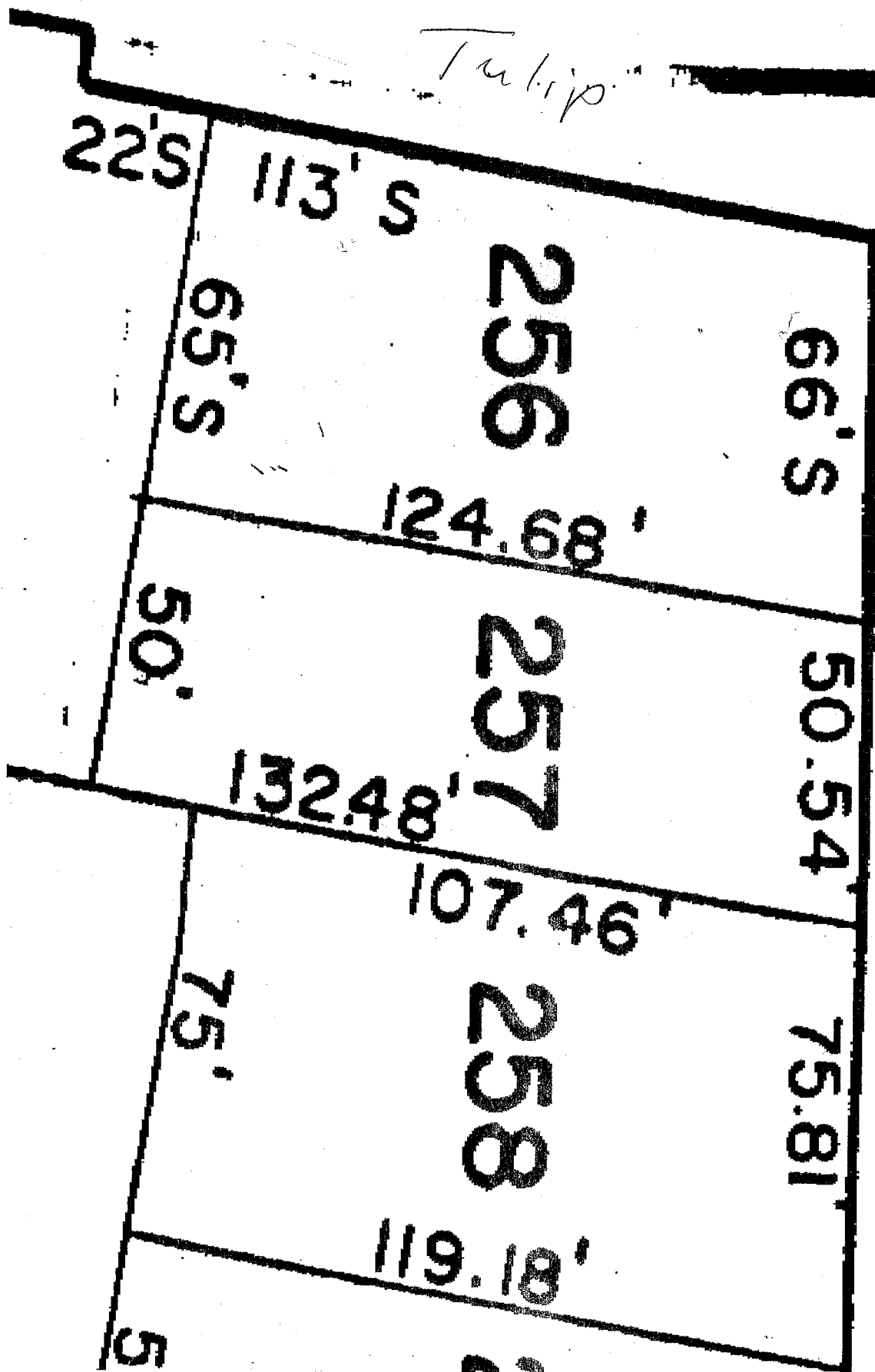
The proposed garage is greater than the allowable 25% of the footprint of the principal structure
[Section 232-6, Accessory structure definition]

 Number: 3 Author: rgans Subject: LAND ALTERATION REJECTED Date: 6/10/2014 3:44:47 PM

 Number: 4 Author: rgans Subject: Text Box Date: 6/10/2014 3:46:10 PM

Proposed Grading Plan and E&S Plan must be provided

Tulip



2265 Tulip ave Garage structure material list

Foundation

12x12 inch deep cement at all four corners

4 inch deep cement floor

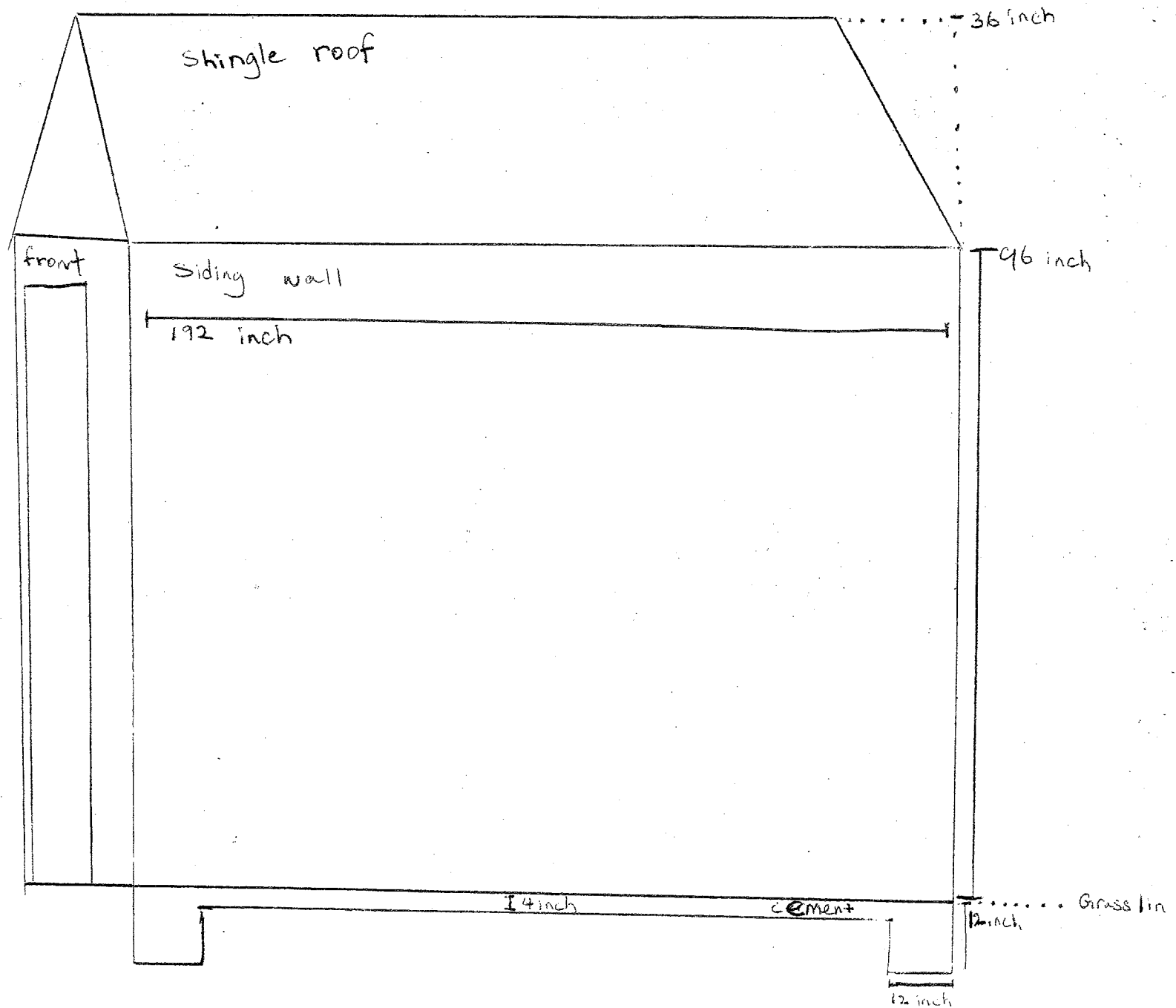
Every feet of the interior wall will be a 2X~~4~~⁶ inch solid wood frame, cover by wood panel

External wall will be siding all around

Garage Door 9Ft X 7Ft

Roof will be wood frame interior, shingle external

Side measurement



Garage front measurements

